

TOWN OF BLOOMFIELD ECONOMIC DEVELOPMENT COMMISSION

MEETING AGENDA

TUESDAY, MAY 11, 2021

ZOOM PLATFORM

8:30 A.M. – 10:30 A.M.

**Chair:** Bonnie Bercowetz, **Vice Chair** Michelle Bononi, Commissioner Steve Zelman, Commissioner Jerry Katrichis, Commissioner Nyandah Robinson, Commissioner Bob Firger and Commissioner Siddiq Abdullah **Excused Absences:** Commissioner Lenny Hudgen

**Also present:** Mr. Michael Goman of Goman + York, Ms. Denise Robidoux of Goman + York, Town Council David Mann, Town Council Kevin Gough, Mr. Phil Schenck Town Manager and Director of Planning & Economic Development, Mr. Jose Giner (briefly).

**1. Call to Order:** Chair Bercowetz called the meeting to order at 8:00 a.m.

**2. Consent Agenda:** a. Monthly Written Report (Consultant) b. Monthly Written Report (Staff)

There were no corrections, comments or questions concerning the Consent Agenda. The Consent Agenda was approved.

**Commissioner Firger made a motion to approve the consent agenda and Commissioner Zelman seconded the motion. The Commission voted unanimously to approve the consent agenda.**

**3. Minutes from April 13, 2021:** The minutes were postponed until the June 8, 2021 EDC Meeting.

**4. Public Comments:** None

**5. Presentations/Discussions:**

**a. Referral regarding Tax Abatement Request for 175-185 West Newberry Road:** Mr. Michael Goman of Goman + York, stated he didn't get to review this material until the agenda packet was circulated. He had a quick look at it and there wasn't anything wrong with the numbers, the site plan or the elevation. He also stated he hasn't had a chance to see what they are asking for in the matter. Chair Bercowetz informed Mr. Goman that the applicant were at this meeting with their presentation and their client is Pepperidge Farm. Mr. Goman stated he was interested in hearing their request.

Ms. Jacqueline Bart (Project Manager) and Ms. Haley Marsh (VP of Development) were here from GFI Partners located at 133 Pearl Street, #300, Boston, MA 02110. And Mr. Kyle Douglass (Plant Controller) was also here from Pepperidge Farm located at 1414 Blue Hills Avenue, Bloomfield. Ms. Bart and Ms. Marsh's company are the developers of the 175-185 West Newberry Road Project. Ms. Bart provided a PowerPoint Presentation for the EDC, she gave the company's bio, showed projects that they have worked on and showed the proposed project. GFI Partners is a full service real estate developer based in Boston, Massachusetts. For over 25 years GFI has been investing in communities all over the country, including over 15 million square feet of real estate across all asset classes. GFI's current portfolio includes over 10 million square feet of commercial space. GFI has been an active investor in Connecticut for over 20 years. Ms. Bart showed real estate spaces that they have worked on throughout New England.

The proposed project is on 177-185 West Newberry Road. It is 156,950 square feet and 27 acres, mostly undeveloped, industrial zone and land site purchased by GFI in May 2018. The future development includes a fully approved Class A 156,950 square foot high bay warehouse and distribution facility. GFI estimates the total development costs for the project to be upward of +\$15,000,000. Ownership has already invested +\$100,000 to clean up the property's existing contaminated surficial soil. The project's 12 month construction cycle will employ approximately 80 skilled tradesmen. She showed the present Pepperidge Farm location in Bloomfield and she also showed the plan that was approved in 2018 in the Town of Bloomfield. The anticipated end user of the warehouse is Pepperidge Farm, a subsidiary of the over 150 year old Campbell Soup Company, based out of Camden, New Jersey. Pepperidge Farm has been a part of the Bloomfield community for over 18 years. The existing operation is located at 1414 Blue Hill Avenue and currently employs 300 full time employees and 70 part time staff members. They produced approximately 90 million pounds in finished product this year alone in Bloomfield primarily by way of bread varieties, stuffing and assorted baked goods. A new facility would allow Pepperidge Farm to continue to grow existing operations in Bloomfield. Pepperidge Farm is currently paying +\$500k in property taxes (+\$2,00 square foot).

Mr. Kyle Douglass stated this building will primarily be used for their stuffing operation. He also stated about ten (10%) percent of the operation will be a depot operation which is storage for the inventory and raw materials. Presently they have a depot in Hartford, however they plan to consolidate the Hartford facility into the Bloomfield facility. The depot is used for distribution of their fresh bakery products which are distributed to stores five to six days a week by independent distributors. Mr. Douglass stated this will help expand and further grow their stuffing operation. It will allow them to pull volume from their third party back into the Bloomfield Plant. It will boost their production output, plus they are trying to create more storage capabilities. **Commissioner Katrichis asked if it's in addition to the facility they use now.** Mr. Douglass answered yes, they have a manufacturing facility now, it's about 270,000 square feet but it has zero storage for dry goods. And they have a small warehouse for fresh bakery products and there are no stuffings stored there. At present they store the stuffing in a third party warehouse at 95 West Dudley Town Road, and that location is only 56,000 square feet. This would double the storage capabilities and allow them to produce more product.

Ms. Hayley Marsh discussed the Tax abatement schedule proposal. She stated upon review of the Bloomfield Tax Incentive Policy Form, GFI believes they are 100% compliant within the goals of the tax incentive program. The new facility will retain an existing business and meet their expansion needs, the project will include an investment +/- \$15,000,000, and Pepperidge Farm proudly offers higher wages than most local employers in the area with entry level positions starting at \$17.47 an hour ranging up to \$45.00 an hour. **They are proposing the following five (5) year abatement schedule: a) year 1 = 50% abatement, b) year 2 = 50% abatement, c) year 3 = 50% abatement, d) year 4 = 50% abatement, e) year 5 = 50% abatement.** And based on comparable warehouses in Windsor and Bloomfield, the annual tax rate per SF range from \$1.15 to \$1.28 SF PSF. GFI believes a similar property tax rate would be acceptable for the anticipated end user.

**Commission Questions and Comments:** Commissioner Firger asked will they be committed longer than the five (5) years. And Ms. Marsh answered yes, Pepperidge Farm is committed to be there a long period of time, they can renew at the end of the contract. Commissioner Firger also asked will the tax include equipment and personal property. Mr. Douglass answered stating no, it will primarily be storage.

Commissioner Katrichis asked would the facility create new jobs. Mr. Douglass answered no, but it is part of a bigger plan and he explained. Commissioner Katrichis also asked are there plans to use minority contractors in the developing? Ms. Marsh answered stating, at present they are in the bidding process, it is an open bid and they welcome all bids for the construction process.

TOWN OF BLOOMFIELD ECONOMIC DEVELOPMENT COMMISSION

MEETING AGENDA

TUESDAY, MAY 11, 2021

ZOOM PLATFORM

8:30 A.M. – 10:30 A.M.

Chair Bercowetz stated the documentation they received stated jobs would be added. However it was determined by the team that the Commissioners did not received the updated documentation. Mr. Douglass stated they will not add new jobs at this point, they will be transferring people over and he explained. Chair Bercowetz asked, were they going to have a job fair specifically for the local businesses? Ms. Marsh stated not yet but they will be happy to get involved with that process. And she stated this meeting was their first step in the process. Chair Bercowetz strongly encouraged Ms. Marsh to look into the matter of utilizing local businesses.

Vice Chair Bononi questioned Ms. Bart, referring to documentation the EDC received entitled, “177-195 West Newberry Road, Bloomfield Tax Abatement Program Application Supporting Information.” She asked was the documentation compiled by their organization. Ms. Bart answered yes, it was compiled for and when they were to appear in front of the committee last month. She explained, they did not have their end user in place at that point, therefore the EDC received documentation for the committee that they were going to appear before last month. She also stated there was a mix up in the documentation presented to the EDC today, and she apologized for the mix up. Vice Chair Bononi stated the EDC did not know what the amendments or changes were on the updated documentation, therefore it made it difficult to ask questions that she had for the team. Vice Chair Bononi asked who own the site. Ms. Bart stated, they own the site. Vice Chair Bononi commend them on the environmental cleanup, she asked was it true \$100,000 was utilized to do the environmental cleanup? Ms. Bart answered, yes.

Vice Chair Bononi asked did they have the State of Connecticut’s help with brownfield funding or any other organizations help with the effectuation of the environmental cleanup? Ms. Marsh answered, stating GFI specializes in brownfield development, they have a lot of experience with it therefore they engaged a Certified ISP who came up with a plan and a plan on what to do with the contaminated soils. Ms. Marsh also stated there was no state funding for the cleanup. Vice Chair Bononi asked did they have DEEP’s documentation in reference to the fact that their site was considered acceptably cleaned up at this point? Ms. Marsh answered yes and they would be able to provide that documentation for the EDC. Vice Chair Bononi asked did they have monitoring requirements after the fact? Ms. Marsh answered, no to her knowledge but she can confirm that following this meeting but at this point she cannot confirm it but she doesn’t think there is any further clean up required. Vice Chair Bononi stated there was a general statement about dumping being done on that site, however she is not seeking to participate in a whodunit. She wanted to know over time who gave approval to deposit material (contaminated or not) on that site? She asked did they have a record of it. Ms. Marsh stated they purchased the property in 2018 in an as is condition and there were two (2) residential homes occupying the property. She assumed that the residents living on the property created the dumping site. Vice Chair Bononi asked what was dumped? Ms. Marsh stated their contractors founds an old van, a large bus, lots of trash and metals. She stated if the Commission wished she could get a more detailed description. Vice Chair Bononi stated that was not necessary but she would be looking to have attached to the application the DEEP documentation how they assess the work that was done.

Vice Chair Bononi also asked, will the site be primarily used for warehousing and distribution? Ms. Marsh answered, yes. Vice Chair Bononi asked about adding new employees, and would healthcare rates be included in the rates? And Ms. Marsh stated no new employees would be added at this point. Mr. Douglass answered, the healthcare is not included in the rate it is the gross wages. Vice Chair Bononi asked, when requesting a 50% abatement was it for this site only not the original site? Ms. Marsh stated that what is being requested today is for this site only. Vice Chair Bononi stated the present documentation received by the team has been amended showing that the previous property owner had accrued unpaid tax balances, she requested the status of the unpaid taxes? Ms. Marsh stated all taxes have been paid to the Town of Bloomfield prior to purchasing the property. Vice Chair Bononi stated its great but it wasn’t reflected in the documentation the Commission had before them today. She stated unnumbered page two were the team states they cannot predict the exact makeup, diversity or geographic location of the employees of prospective tenants. She stated this is not applicable if the team will not be hiring any new employees, isn’t it? Ms. Bart answered stating that is correct.

Vice Chair Bononi stated if these thing have not been corrected, the correct documentation should be resubmitted to the town and Ms. Bart agreed. Vice Chair Bononi stated under section (d) following the prior statement, it was not a complete thought and she would expect the industries be identified. She asked could the building be considered a spec building. If Pepperidge Farm doesn’t occupy it will someone else occupy it and will the team build it anyway? Ms. Marsh stated at present they have a commitment from Pepperidge Farm therefore they are building it for them. She stated originally it was thought of as a spec building, however they wouldn’t build a spec building without being able to lease it. Vice Chair Bononi asked if they were required by DEEP to have a site water quality action plan, as a result of the cleanup? Vice Chair Bononi also asked did they have a monitoring requirement? Ms. Marsh answered, no to both questions.

Vice Chair Bononi stated the main concerns that she had about the information was the incompleteness of the application. She continued, it was very difficult for the Commission to make a decision or evaluation without having all of the information. And it was difficult to make a decision without the opportunity to look at the most current information. She stated it’s interesting to see Pepperidge Farm expanding and she is the proud owner of an original Margaret Rutherford Pepperidge Farm cook book. She also stated, Ms. Rutherford’s original philosophy about how to prepared and provide food is still impressive after all of these years. She stated, she’ll take the matter under consideration but she had some reservations.

Commissioner Zelman stated, he would like to see the cost benefit analysis for this matter to the Town of Bloomfield versus their course. He felt it would qualify but they need to see it in order to adequately assess a tax abatement.

**Public Questions and Comments:** Mr. Kevin Gough stated he was happy to hear the Commission’s questions and he hopes to see the answers. He was happy to hear comments about the cost benefit analysis because that is one of the major things that needs to be reviewed before evaluating this kind of project. He hopes to see that before the Commission take action.

Commissioner Firger stated there were numerous questions relating to the teams sign off on the environmental and ongoing monitoring, although it wasn’t part of the original packet the Commission would like to see the official sign off or clearance the team received. Ms. Marsh stated they would be happy to provide that information.

Chair Bercowetz stated they can’t make a decision, they need additional information and they need the revised documentation. Chair Bercowetz asked the team to return to the June 8, 2021 EDC meeting with the revised corrections. Ms. Bart stated the team will return with the updated documentation. Chair Bercowetz stated the application will be deferred until the June 8, 2021 EDC meeting and the updated information will be provided to all of the Commissioners.

**b. Referral regarding permitted uses in the new Commercial (C) Zoning District:** Vice Chair Bononi stated this topic should be carried over to the June 8, 2021 EDC meeting for discussion. She asked, what exist in the commercial district versus what is proposed? She also asked, why is this being requested, it will explain why the changes are being proposed and why the amendments are needed? She continued, rather than looking at pieces to get an understanding of how the process is amended, it would be a great help to get the documentation. She also had issues with the great variance of uses that are included in the proposed uses and structure, its wide. One thing that is missing in reference to putting those things together into a cohesive policy is the fact that adjacency issues are ignored. It comes down to a basic explanation of why the Town can look like it does and the particularly interest to the EDC downtown central business district spaces are needed for these businesses to exist. She stated, they wish to promote them but they are not all compatible to each other. She stated in reading the material, she wondered how some of them are even included under a general category rather than a specific one. Many ordinances have such things as personal service designations that are separate and apart, not only a plan of development but in a master plan a Town could decide what needs to go where and what fits where. The information brings forward many questions. She stated she would be looking for a historic explanation of why we're being asked to do this and what prompted it.

Chair Bercowetz stated she and Mr. Giner had a conversation concerning the matter and he spoke about it when the Bloom Hill Farm presentation was made before the Commission. It was something brought forth during the Noble Gas application, they asked to approve it. Once it was approved they were going to use it to apply for its use for their project.

Mr. Schenck stated, he thinks it's a predecessor issue based upon the Bloom Hill Farm property. He suggested tabling it until the next meeting when the EDC can get more information concerning it. He also stated, Vice Chair Bononi is correct in looking at it in a broader basis. He stated the EDC is an advisory committee and can do whatever they wish but he suggest tabling it for more information concerning the matter. Vice Chair Bononi was in agreement with Mr. Schenck. Mr. Schenck stated it is important to be cautious in changing the zones around and the definitions that goes into them because they have all kinds of ramifications down the road depending upon the situation that may arise. Zoning changes have always been in the land use business something that's looked at very carefully, detailed not designed to fit the one up that comes down the road. He suggest taking a longer look at it, look at the potential implications of it and put it on next month's agenda.

Vice Chair Bononi stated, she is in agreement with Mr. Schenck but for a different reason. He's talking about zoning issues and she agrees with what he said, however when they are talking about use specified categories they are talking about something else entirely. She stated, they are also talking about a broad based regulation that anytime someone wants to do something different they can just amend it. Mr. Schenck stated he was not comfortable doing that either. He stated it should be looked at very carefully in terms of the history, the area, the long term potential of what the town may be looking at. It has to be tied into the comprehensive plan of development. It should be reviewed and introspective looked at in reference to what they want to do in the community.

**Vice Chair Bononi made a motion to table/continue the request pending additional research/information, if it is designated acceptable or relevant to the EDC concerning the Referral regarding permitted uses in the new Commercial (C) Zoning District. Commissioner Zelman seconded the motion and the Commission voted unanimously to table/continue the request until the June 8, 2021 EDC meeting.**

Chair Bercowetz stated this matter may need to be discussed in a special meeting.

#### **6. Old Business:**

**a. Public Art and Other Initiatives to Attract Visitors:** Commissioner Firger stated he had a brief report. He stated the Arts Commission is moving along extremely slow. He interviewed with the committees last month and his application is pending. Several other applicants appeared because there are multiple slots on the commission. The people interviewing are well qualified and diverse both in terms of their backgrounds and their artistic qualifications. He believed once they have a full commission in place things will start moving. He also stated he wasn't making political statement but there are slots open for Republican designees on the commission, however no Republicans applied yet. He asked if anyone knows candidates qualified with artistic backgrounds to fill those slots, please let him or the committee know. He stated until they have a fully functional committee, they'll do inventory and a poll which they have been discussing for some time now. He also stated he sits on the allocation committee for the Hartford Foundation Bloomfield Fund and last week they made decisions on several of the grants that they are making to plant trees in the Town of Bloomfield. It hasn't been announced yet.

Mr. Schenck stated the Council appointed four (4) new members to the Arts Commission last evening in their meeting. However, he did not have the list with him at this meeting.

**b. Covid 19 Town Policy Update:** As per Vice Chair Bononi, on April 30, 2021 Mr. Giner, Mr. Schenck, Chair Bercowetz and Vice Chair Bononi met to discuss the building maintenance for residential and commercial properties, ordinance review proposal. They also discussed how the Town's appearance reflects code performance both in residential and commercial zones. Some of the areas they discussed were the Bloomfield Hardware Store and general maintenance in house keeping situations in reference to how their compliance deals with them and how they can be improved. She brought along an ordinance that she thought did apply that another community had used in reference to exterior maintenance code. It's from the city of Avon Lake, Ohio. They discussed that and there will be further review with regards to compliance issues. Mr. Giner will be providing information about how this should work and the challenges, not only from the standpoint of person power but cost in what they actually want to achieve. Terms being spelled out in terms provided by Mr. Schenck. She stated they will meet again when they can do so she wanted to keep everyone informed.

Vice Chair Bononi stated the committee met concerning the COVID 19 continuing and reopening issues. The first dose of vaccinations has been provided to 55.72 percent of Bloomfield, the fully vaccinated reflects 42.5 percent and they are all done now. These numbers go to the West Hartford Bloomfield Health Department. A public clinic is being held every Monday at the Bloomfield Senior Center. For those that are interested, they can call for information. They will be speaking with the health district in reference to availability and time frames, they can call 860-561-7900. The mayor of Bloomfield is planning two COVID 19 discussions on the Green. The first one will be scheduled the end of May and the following one in June. More details will follow and people can ask questions about their concerns, availability, any questions about COVID 19, especially questions about the vaccination program for people who live in Bloomfield. More information as for dates will be forthcoming,



TOWN OF BLOOMFIELD ECONOMIC DEVELOPMENT COMMISSION

MEETING AGENDA

TUESDAY, MAY 11, 2021

ZOOM PLATFORM

8:30 A.M. – 10:30 A.M.

Commissioner Firger asked how the Bloomfield numbers compares to those numbers of other Towns. Vice Chair Bononi stated those numbers are available for this particular report, however she just concentrated on Bloomfield.

Commissioner Zelman asked questions about the maintenance and zoning compliance Vice Chair Bononi discussed. He stated, they can have a strong compliance and zoning set of regulations but he'd be most interested to make sure that they have an enforcement aspect. And that it be as strong as possible because he's personally upset with some of the things that he is seeing. Some properties become dumping yards in a residence and they need the enforcement which needs to be part of the regulation. Vice Chair Bononi stated most planners consider the enforcement part of the compliance heading, she didn't specifically say that but intended for sure because that's one of the toughest parts to achieve with any kind of consistency. She stated, yes it will be included. Chair Bercowetz stated unless there is a commitment by those people who make those decisions to staff positions properly, full time with authority to make changes they will not see enforcement. Vice Chair Bononi stated that was the reason she mentioned Mr. Schenck's comments throughout the discussion. It's important to say they want something but to bring it about with reference to budgetary issues, staffing issues, all of the other issues that are attenuated with neighborhood issues, how they are communicated, how they are effectively brought about is no easy task. She stated all of those things are important to the program.

Chair Bercowetz stated the Town Planners Department produces a tremendous amount of income for the town. Mr. Giner's absence should be a wakeup call to everyone that they do not have redundancy in the department. And when a key person is not available, they have problems functioning properly. She hopes Council is paying attention to what's going on here.

Mr. Schenck stated he wanted to bring everyone up to date on the Zoning Enforcement activities. They had a finalist that they were looking at but at the last moment they were outbid by the town that he is currently working in. They are back on the street looking for a zoning enforcement officer to replace Mr. Kosilla who retired in December of 2020. Mr. Kosilla is back working two (2) days a week. They are trying to get him to return for three (3) days a week. Mr. Schenck reiterated on redundancy and so forth in staffing, it's a particular problem and at different times when you have someone out for an extended period of time. He wanted to bring up the nexus of aggressive enforcement and not aggressive enforcement. They went through a period several years ago where they ramped up aggressive enforcement and those that were being enforced upon started appearing in front of the Town Council. They also appear in front of some of the boards, commissions and subcommittees of the Council. The Council did not like that and naturally so, its aggressive people coming in and talking, it's a balance of trying to work with people to get things accomplished. The courts are not friendly participants in these types of issues, they would prefer not to see them. They are looked upon as de minimus, a problem of the town not the courts and they tend to be lenient. He stated, they have spent a lot of energy and effort sometimes trying to correct things. He also stated, it's something they are working on and hopefully they'll get someone shortly to take over for Mr. Kosilla as they move forward.

Chair Bercowetz asked about looking into adding an appeal process and asked Mr. Schenck to comment on it. Mr. Schenck stated, part of the issue is the current regulatory setup that they have both with the zoning enforcement and the housing code. The involvement with the health district, they enforce part of the housing code which was changed a number of years ago to require a police officer be part of the process. And part of the appeals structure was removed from the code at that particular time with the idea that it would move through the courts more than it would through an administrative appeals process. Mr. Marc Needelman, Esq., the towns attorney along with Mr. Giner and the health district have been working on modifying it. The Administration Education Subcommittee of the Town Council has proposed changes that they reviewed at their April meeting. There was so much on their agenda that they did not review it at the May meeting. However, they will be scheduling a special meeting either later in this month or in June for further discussion on modifying the existing regulatory enforcement provisions of both the housing code and the zoning enforcement aspects.

**7. New Business:** Commissioner Zelman stated he would like to see the commission send good wishes to Mr. Giner for a speedy quick recovery. And the EDC completely agreed with Commissioner Zelman. Chair Bercowetz has been sending them but she will send them on behalf of the EDC. She also stated you never appreciate what someone does until they are suddenly no longer there and she thanked God it is a temporary situation.

**8. Commission Member Updates:** None

**9. Public Comments:** Councilman David Mann apologized for coming to the meeting late. He stated he was listening to the tax abatement discussion on the West Newberry project and it looks like another warehouse development with no particular end user, although Pepperidge Farm has been identified. There is a need for them to define types of uses that should be suited for tax abatement that provide benefits to the town, in addition to the tax benefits which was originally outlined in the tax abatement of ordinance. Councilman Mann stated, he did not hear any commentary about whether it is going to be energy efficient which was another reason for a tax abatement. He also stated going forward, they need to spend more energy concerning this matter.

In reference to the commercial district, he thinks it's just a proposal at this point, he's not clear as to whether or not there is a commercial district. He thinks it's a proposed concept that would have been enacted had the Cottage Grove Development project been approved. He's not clear on that matter, but he think it's extremely important that they move slowly on it because it does pose some difficult problems with respect to the Town Center and the adjacent neighborhoods.

Councilman Mann commented on the appointments of the Arts Commission, he stated he could name them if necessary. In addition to Commissioner Firger, Ms Amanda Roy, Mr. Stephen Richmond and Mr. Stanwick Cromwell were all appointed to the Arts Commission. He stated, he doesn't know how many compliment there will be to initiate full activity. As mentioned, there are positions for Republicans, if they want to fill them, however it will probably be independents that will fill them.

Councilman Mann stated, in terms of code enforcement it is an important need, they have had that problem for a long time. It is difficult to get enforcement when a policeman walks up the front lawn and they have problems. He thought the new ordinances should be something that the community agreed on in terms of these kinds of conditions that should not be acceptable. In terms of staffing, he absolutely agree with the commission they have been talking about succession plans in different divisions where the downtown staff is loaded with chiefs but without Indians. It is a problem not part of penny pinching it's a matter of coming up with a better organization in order to get the job done.

**10. Staff Reports: a. Town Project updates:** None

**11. EDC Consultant Reports (Goman & York):** Ms. Robidoux of Goman + York stated, they have been working with a few small businesses in town and they will continue to work with them.

TOWN OF BLOOMFIELD ECONOMIC DEVELOPMENT COMMISSION

MEETING AGENDA

TUESDAY, MAY 11, 2021

ZOOM PLATFORM

8:30 A.M. – 10:30 A.M.

Mr. Goman of Goman + York stated, there has been work done on the latest draft of the TIF Policy during the month of April. The meeting was on April 20, 2021, the meeting was with the Land Use Commission to review the latest draft of Mr. Mike Andreana's TIF Policy. Mr. Andreana, Mr. Giner, Dr. Poland and Mr. Goman have been working on it consistently and Mr. Goman feels they are close. Mr. Andreana circulated an updated draft last Wednesday and they are currently going through the draft. Mr. Goman stated they are close to having a draft that is ready for consideration. Chair Bercowetz asked, were people interested and have they been asking about the policy? Mr. Goman answered, interested in a specific application? He stated not for tax increment financing, although he thinks Mr. Giner had a conversation with someone about the potential to use it once it is in place.

Vice Chair Bononi stated lately she has missed the overview reports from Goman + York concerning what's going on in Bloomfield, what's going on in the overview of the national economy and what the commission can expect in the near future. She stated in particular with everything that's going on with businesses either permanently closed or businesses opening. She hoped Mr. Goman will continue with the reports. She stated they will make sure there is time in the agenda to hear from him because she find them excellent communications to keep the EDC up to date and educational. She stated particularly with regards to the manner in which they can hope to attract new businesses and retain the businesses the town has, especially with regards to retention. She would like to understand who's on board and who is not on board. She also stated, she would like to hear more from Goman + York regarding the town's business environment. Commissioner Firger stated he supports that, it gives the EDC personal contact from their reports over months and gives them a framework in which they can understand and Commissioner Firger gave examples.

Chair Bercowetz asked to have the reported information from Goman + York monthly. Mr. Goman agreed to provide the report and he stated the recovery that they are seeing appears to be extremely robust it's a lot going on. They are working in about twenty (20) communities now, every market they work in there is a significant increase in the amount of development activity. He stated there's also an increase of distress in certain segments, particularly retail and hotel. He stated they will provide a report at each meeting.

**12. Additional Reporting and Information:** None

**13. Adjournment:** Commissioner Firger made a motion to adjourn the meeting. Commissioner Katrichis seconded the motion and the Commission voted unanimously to adjourn the meeting at 9:46 a.m.

**NEXT MEETING:** Tuesday, June 8, 2021